

# 600 FLEET STREET #2510

1 BED + 1 BATH

562 SQ FT + 29 SQ FT BALCONY

1 PARKING + 1 LOCKER

CONDO

Listed by

*Brendan Powell & Melanie Piché, Brokers*







# LAKEVIEW LIVING MEETS DOWNTOWN LIFE

Wake up to lake views every morning in this high-floor, corner unit condo. There will be sunny days ahead here, with loads of natural light close to King West and the Lakeshore parks and trails. Upgrades like engineered bamboo flooring, new ceramic tile in kitchen, balcony with city views plus feature TV wall are a breath of fresh air for those leaving a rental unit (and make this unit extremely easy for investors to rent). And your lifestyle get a serious upgrade with building facilities that rival buildings twice the price. You're going to love the friendly 24-hour concierge, communal sundeck, glass-enclosed roof-top pool and hot tub. Plus, the neighbourhood is preparing to welcome the reconstruction of the four-storey facades of the 1928-built Art Deco Loblaws Building, that will include an enormous flagship Loblaws store, Joe Fresh and more. Walk 10 minutes or less walking distance to King St, SkyDome, Lakefront Trails and TTC at doorstep. If you're downtown, it doesn't get much better than this.

## OUR TOP FIVE MUST LOVE LIST

1. High corner unit with great light and views over the city and Lakeshore
2. Close to the action--10 minute walk distance to King West, AND the Lakeshore
3. Great facilities that rival those of buildings twice the price
4. Reasonable price for downtown; reasonable condo fees offers good value
5. Investor? In-demand building & location that's a snap to rent

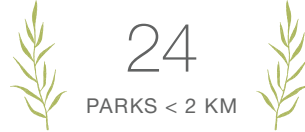
[600Fleetst-2510.com](http://600Fleetst-2510.com)

# FORT YORK

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM  
GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 1 KM

COMMUTE



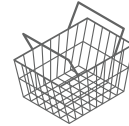
LOCATIONS < 1 KM  
CAR SHARE



FIDO FACTOR

3 < 1.5 KM

GROCERY STORE



30

CAFÉS < 1 KM



JAVA JOLT

2

STARBUCKS < 1 KM



MAKING THE GRADE

NIAGARA STREET JR PS  
RYERSON CS  
PARKDALE CI



70+



RESTAURANTS & PUBS < 1 KM  
WHAT'S ON THE MENU

the  
**BREL**team | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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